



Fidelity National Title

RESIDENTIAL & COMMERCIAL SERVICES | PORTLAND

PROPERTY REPORT

Property Address:

4011 SW Royal Ave
Gresham OR 97080-7975

Parcel Number:

R728365

Prepared For:

Robin Gast

Date:

4/2/2026

Warmest Regards,

Fidelity Client Services

5th Avenue, Mezzanine
Portland, Oregon 97204
503.227.5478 | fidelityportland.com

Disclaimer

Any property information contained in this email is subject to the following: This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, no liability beyond the amount paid for this report is assumed hereunder, and the company is not responsible beyond the amount paid for any errors and omissions contained herein.

Multnomah, OR County Property Profile

4011 SW Royal Ave
Gresham OR 97080-7975



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Parcel Information

Parcel Id (APN)	R728365
Tax/Account #	1S3E20BC12100
Address	4011 SW Royal Ave Gresham, OR 97080-7975
Acres	0.039
Lot Sq Feet	1,699

Owner Information

Owner	Ettro, Peter
Owner Address	5817 Jean Rd Lake Oswego, OR 97035-5384

Tax Information (2025)

Levy Code	383
Levy Rate	18.9371
Total Tax	\$1,758.89
Prior Year Total Tax	\$0.00
Tax Exempt Amount	\$0.00

Assessment Information (2025)

Total Value	\$92,880.00
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Market Information (2025)

Market Land Value	\$172,000.00
Market Total Value	\$172,000.00

Land Information

Land Use	Residential, Unimproved
Parcel Type	Residential
Watershed	1709001201 Johnson Creek- Willamette River
School District	28J Centennial School District
Zoning	Gresham-LDR-PV Low Density Residential - Pleasant Valley
Neighborhood	PV Pleasant Valley

School Attendance

Primary School	Pleasant Valley Elementary School
Middle School	Centennial Middle School
High School	Centennial High School

Improvements

Map Information

Map Grid	628-H6
Page	
Row	
Column	

Survey Information

Plat Name	Piper Ridge
Lot	27
T R S Q	01S 03E 20 NW

Census Information

Census Tract	009903
Census Block	2038

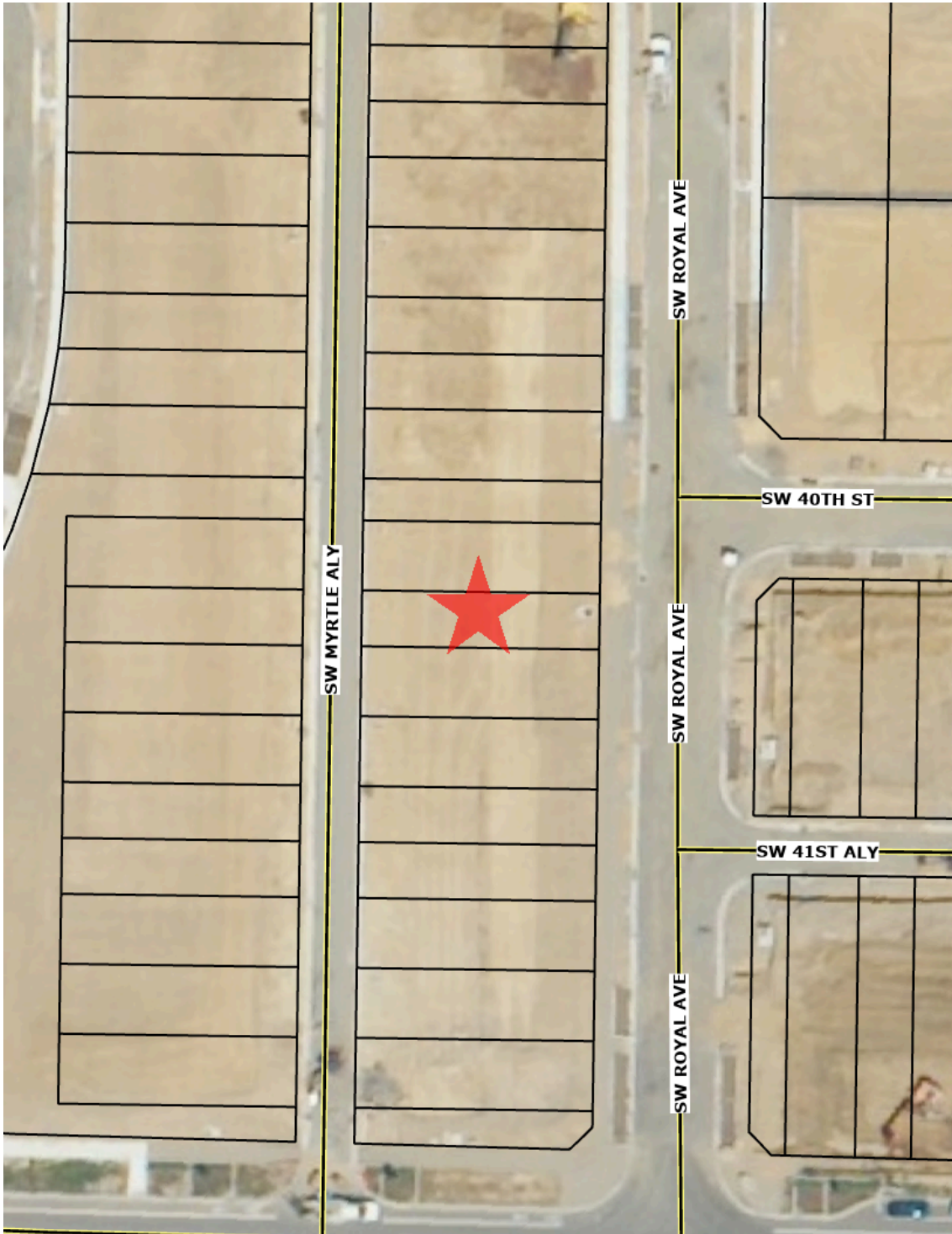
Legal

PIPER RIDGE, LOT 27

Transfer Information

Document Recording Date	03/05/2026
Document Number	15170
Document Type Description	12 - Bargain and Sale Deed

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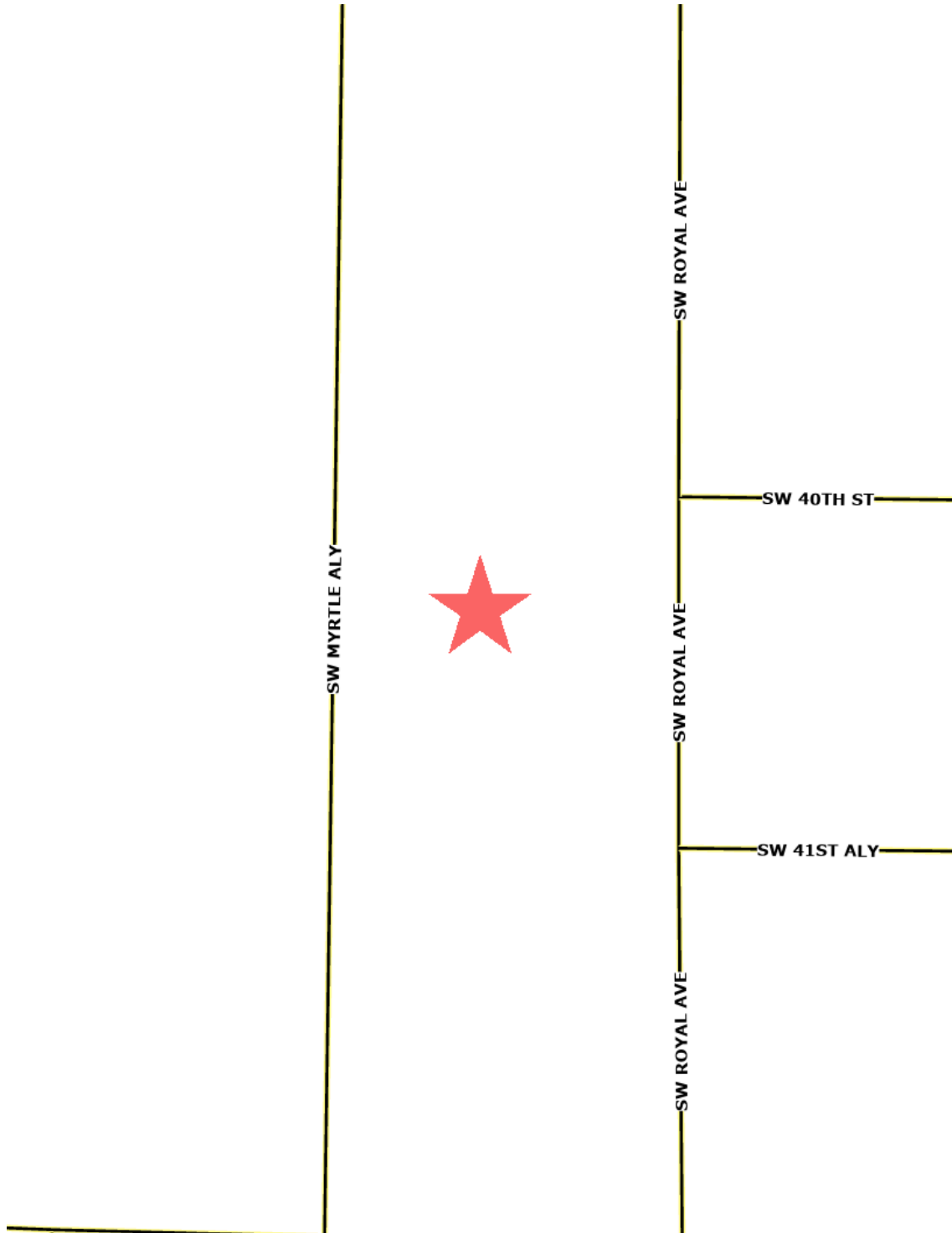
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Property R728365 Owner ETTRO,PETER Property Address 4011 SW ROYAL AVE, GRESHAM, OR 97080 2025 Assessed Value **\$92,880**

GENERAL INFORMATION

Property Status A Active
 Property Type RP Residential
 Legal Description PIPER RIDGE, LOT 27
 Alternate Account Number R659940910
 Neighborhood RB1043 Brookside
 Map Number 1S3E20BC -12100
 Property Use A - VACANT LAND
 Levy Code Area 383

RELATED PROPERTIES

Split/Merge data prior to February 6, 2018 is not available online, please call Multnomah County Assessment & Taxation division.

Linked Properties -
 Property Group ID -
 Grouped Properties -
 Split / Merge Date -
 Split / Merge Accounts -
 Split / Merge Message -

OWNER INFORMATION

Owner Name ETTRO,PETER
 Mailing Address 5817 JEAN RD LAKE OSWEGO, OR 97035

LAND SEGMENTS

LAND NO	LAND TYPE	LAND SIZE
L1	RES RESIDENTIAL LAND	1,700 Sq. ft
TOTALS		1,700 Sq. ft / 0.04 acres

ASSESSED VALUES

YEAR	IMPROVEMENTS	LAND	SPECIAL MARKET / USE	RMV	M5 VALUE	EXEMPTIONS	M50 ASSESSED
2025	\$0	\$172,000	\$0 / \$0	\$172,000	\$172,000		\$92,880

SALES HISTORY

DEED	SELLER	BUYER	INSTR #	DATE	CONSIDERATION AMOUNT
BSD	LAND DEVELOPMENT PARTNERS LLC	ETTRO,PETER	2026015170	3/5/2026	-
BSD	ECM SUNSET LLC	LAND DEVELOPMENT PARTNERS LLC	2026012256	2/23/2026	-
WD	ECM SUNSET LLC	ECM SUNSET LLC	2020180245	12/31/2020	-

TAX SUMMARY

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2025	\$1,758.89	\$1,758.89	\$0	\$1,758.89	\$0.00	-	\$0.00



After recording return to:
Peter Ettro
5817 Jean Rd
Lake Oswego, OR 97035

Until a change is requested all tax
statements shall be sent to the
following address:
Peter Ettro
5817 Jean Rd
Lake Oswego, OR 97035

File No.: 7000-4344618 (JEJ)
Date: February 27, 2026

Multnomah County Official Records E. Murray, Deputy Clerk	2026-015170
	03/05/2026 11:11:22 AM
DEED-DEED Pgs=2 Stn=44 ATDM	
\$10.00 \$11.00 \$10.00 \$60.00	\$91.00

STATUTORY BARGAIN AND SALE DEED

Land Development Partners, LLC, Grantor, conveys to **Peter Ettro**, Grantee, the following described real property:

LEGAL DESCRIPTION: Real property in the County of Multnomah, State of Oregon, described as follows:

Lot 27, PIPER RIDGE, recorded August 22, 2024 as Fee No. 2024-050130, Multnomah County and State of Oregon.

The true consideration for this conveyance is **\$0.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO

